



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.
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70 Kingsley Road

70 FARNBOROUGH, Hampshire GU14 8SX

£285,000 Freehold

A well presented two bedroom terraced home situated within easy reach of local schools, shops and commuter routes. Accommodation comprises entrance porch, hall, refitted kitchen, living/dining room, conservatory, two double bedrooms, refitted bathroom. Features to note include replacement upvc double glazing and gas central heating combination boiler. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE PORCH

Front aspect upvc door with opaque double glazed insert, laminate floor, part glazed door to hall, smooth finish ceiling.

HALL

Doors to living/dining room and refitted kitchen, stairs to first floor landing with storage cupboard below, wall mounted thermostat heating control, radiator, smooth finish ceiling.

REFITTED KITCHEN

12' 2" x 7' 0" (3.71m x 2.13m) Rear aspect upvc double glazed window, doorway to dining area, matching range of eye and base level units incorporating roll edged work surfaces with one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob with electric oven below and extractor fan above, plumbing and space for washing machine, space for fridge/freezer. Wall mounted replacement gas central heating combination boiler, part tiled walls, tiled floor, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

22' 1" x 10' 6" (6.73m x 3.20m) Front aspect upvc double glazed window, rear aspect double glazed sliding patio doors opening into conservatory, two radiators, Cable point, telephone connection point, space suitable for dining table and chairs, doorway to kitchen, smooth finish ceiling.

CONSERVATORY

9' 3" x 6' 6" (2.82m x 1.98m) Dual aspect upvc double glazed windows and sliding door to rear giving access to garden, laminate floor.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom, built in storage cupboard with shelving, smooth finish ceiling.

BEDROOM ONE

14' 4" x 10' 10" (4.37m x 3.30m) Front aspect upvc double glazed window, built in double wardrobe with hanging rail and shelving, built in storage cupboard with shelving, radiator, smooth finish ceiling.

BEDROOM TWO

10' 8" x 9' 0" (3.25m x 2.74m) Rear aspect upvc double glazed window, built in double wardrobe with hanging rail and shelving, radiator, smooth finish ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap. Fitted shower and screen over bath, chrome heated towel rail, part tiled walls, tiled floor, smooth finish ceiling.

REAR GARDEN

Paved terrace leading onto mainly laid to lawn garden with flower and shrub borders and pathway leading to a brick built store with power, fully enclosed via wood panel fencing with pedestrian gate to rear.

AGENTS NOTE

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